

010.0

0005

0005.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
765,900 / 765,900  
765,900 / 765,900  
765,900 / 765,900

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		POND TERR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BERRY AYORA	
Owner 2:	
Owner 3:	
Street 1: 8 POND TERR	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: KLINE KEVIN -	
Owner 2: WOOD SARAH -	
Street 1: 8 POND TERR	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .067 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Vinyl Exterior and 1470 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
2930	Sq. Ft.
Site	
0	Depth / PriceUnits
Unit Type	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	2930.000	359,100	500	406,300	765,900		8495
							GIS Ref
							GIS Ref
							Insp Date
							02/02/09

PREVIOUS ASSESSMENT								Parcel ID	010.0-0005-0005.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	359,100	500	2,930.	406,300	765,900		Year end	12/23/2021
2021	101	FV	297,200	500	2,930.	406,300	704,000		Year End Roll	12/10/2020
2020	101	FV	297,300	500	2,930.	406,300	704,100	704,100	Year End Roll	12/18/2019
2019	101	FV	245,100	500	2,930.	431,700	677,300	677,300	Year End Roll	1/3/2019
2018	101	FV	245,100	500	2,930.	314,900	560,500	560,500	Year End Roll	12/20/2017
2017	101	FV	245,100	500	2,930.	274,300	519,900	519,900	Year End Roll	1/3/2017
2016	101	FV	245,100	500	2,930.	233,600	479,200	479,200	Year End	1/4/2016
2015	101	FV	232,100	500	2,930.	228,600	461,200	461,200	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KLINE KEVIN,	1564-136	1	10/30/2020		915,000	No	No		
MACDONALD PAUL	1204-76		4/30/1999		227,500	No	No		
MACDONALD PAUL	1190-79		7/7/1998		160,000	No	No	Y	

BUILDING PERMITS								ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/9/2004	141	Siding	10,000			G6	GR FY06	vinyl, rep fr porc	11/19/2020	SQ Mailed	MM	Mary M
8/22/2003	714	Siding	10,000					VINYL SIDING	2/2/2009	Meas/Inspect	189	PATRIOT
5/2/2001	249	Redo Kit	5,000	C					9/24/2008	External Ins	BR	B Rossignol
5/4/2000	320	Alterati	31,000	C				REMODEL SECOND FLO	8/24/2005	Fieldrev-Chg	BR	B Rossignol
									3/8/2005	External Ins	BR	B Rossignol
									2/15/2005	Permit Visit	BR	B Rossignol
									3/10/2004	External Ins	BR	B Rossignol
									6/13/2000	MLS		
									4/22/2000	Inspected	263	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
Alt Class %	Spec Land J Code	Fact	Use Value Notes

406,321		406,300
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<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>					
Type:	15 - Old Style		Full Bath:	1	Rating:	Good			OF=SINK& SHOWER.								
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:		Rating:												
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Very Good										
Foundation:	3 - BrickorStone		A 3QBth:		Rating:												
Frame:	1 - Wood		1/2 Bath:		Rating:												
Prime Wall:	4 - Vinyl		A HBth:		Rating:												
Sec Wall:		%	OthrFix:	2	Rating:	Good											
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>														
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Very Good											
Color:	BEIGE		A Kits:		Rating:												
View / Desir:			Frl:		Rating:												
<b>GENERAL INFORMATION</b>						WSFlue:		Rating:									
Grade:	C - Average		<b>CONDOS INFORMATION</b>														
Year Blt:	1910	Eff Yr Blt:	Location:														
Alt LUC:			Total Units:														
Jurisdct:	G6	Fact:	Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>					
Avg Ht/FL:	STD		Phys Cond:	VG - Very Good	4.6 %							No Unit	RMS	BRS	FL		
Prim Int Wal	2 - Plaster		Functional:		%							1	5	2	M		
Sec Int Wall:		%	Economic:		%												
Partition:	T - Typical		Special:		%												
Prim Floors:	3 - Hardwood		Override:		%												
Sec Floors:		%	Total:		4.6 %												
Bsmnt Flr:	12 - Concrete		<b>CALC SUMMARY</b>						<b>COMPARABLE SALES</b>						<b>RES BREAKDOWN</b>		
Subfloor:			Basic \$ / SQ:	135.00		Rate	Parcel ID	Typ	Date	Sale Price			No Unit	RMS	BRS	FL	
Bsmnt Gar:			Size Adj.:	1.35000002									1	5	2	M	
Electric:	3 - Typical		Const Adj.:	1.04989493													
Insulation:	3 - Typical		Adj \$ / SQ:	191.343													
Int vs Ext:	S		Other Features:	86400													
Heat Fuel:	2 - Gas		Grade Factor:	1.00													
Heat Type:	3 - Forced H/W		NBHD Inf:	1.00000000													
# Heat Sys:	1		NBHD Mod:														
% Heated:	100	% AC:	LUC Factor:	1.00													
Solar HW:	NO	Central Vac:	Adj Total:	376381													
% Com Wal		% Sprinkled	Depreciation:	17314													
			Deprecated Total:	359068													
<b>MOBILE HOME</b>						WtAv\$/SQ:	AvRate:	Ind.Val									
Make:						Juris. Factor:	1.00	Before Depr:	191.34								
Model:						Special Features:	0	Val/Su Net:	184.06								
Serial #:						Final Total:	359100	Val/Su SzAd	292.84								
Year:						<b>PARCEL ID</b> 010.0-0005-0005.A											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y		1 12X27	A	FR	1960		3.41	T	51	101			500	500
More: N						Total Yard Items:			500	Total Special Features:						Total:	500